

QUIT CLAIM DEED IN TRUST Statutory

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Doc #: 1208131044 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 03/21/2012 12:11 PM Pg: 1 of 3

This QUIT CLAIM DEED IN TRUST, made this 9 day of March 2012 between MORAG E. FULLILOVE, of 4529 Hermitage, Chicago, Illinois 60640, ("Grantor") and MORAG E. FULLILOVE and MARGO S. FULLILOVE, as Co-Trustees of the Fullilove Sisters Trust Agreement (dated 12/27/11) of 4529 Hermitage, Chicago, Illinois 60640 ("Grantees") (hereinafter referred to as "said trustees," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement.

(Above Space for Recorder's Use Only)

WITNESS, that the Grantor, for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration in hand paid, does transfer and convey all right, title, and interest in and unto the Grantee, the hereinafter described land situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 19 FEET OF LOT 18 AND THE SOUTH 16-2/3 FEET OF LOT 19 IN BLOCK 11 IN RAVENSWOOD IN SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-18-216-005-0000 Address of Real Estate: 4529 N. Hermitage, Chicago, IL 60640

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 200/31-45, REAL ESTATE TRANSFER TAX LAW.

3/19/12 Date

[Signature] Buyer, Seller or Representative

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part

thereof, from time to time, in possession or reversion, by leases to commerce in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

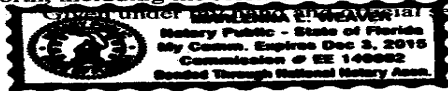
In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries contained in this Indenture and in said trust agreement; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property; and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

DATED this 9 day of March, 2012.

[Signature] Morag E. Fullilove

State of Florida, County of Bay ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MORAG E. FULLILOVE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, and stated this is not homestead property.



9th day of March 2012. [Signature] Notary Public

This instrument was prepared by Tim J Emmitt, Roetzel & Andress, 20 N. Clark Street, Suite 3200, Chicago, IL 60602 MAIL TO: Tim J. Emmitt Roetzel & Andress 20 N. Clark Street, Suite 3200 Chicago, IL 60602 6137460_1.DOCX SEND SUBSEQUENT TAX BILLS TO: Margo S. Fullilove and Morag E. Fullilove, Co-Trustees 4529 N. Hermitage Chicago, IL 60640

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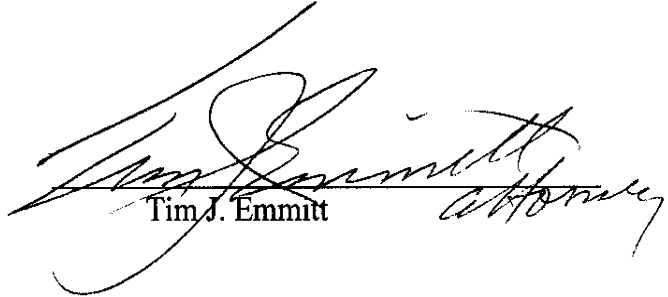
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STATEMENT OF GRANTOR

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 20, 2012


Tim J. Emmitt

SUBSCRIBED AND SWORN to before me this 21st day of March, 2012

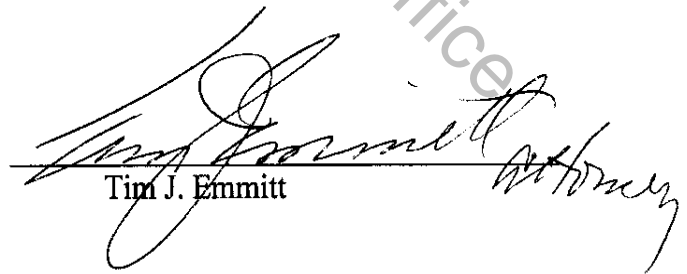

NOTARY PUBLIC



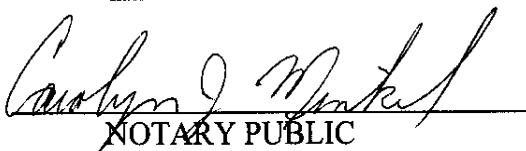
STATEMENT OF GRANTEE

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

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